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#1578  
TRANSFER  
TAX  
PAID

## WARRANTY DEED

020643

KNOW ALL MEN BY THESE PRESENTS, that FIRST HEALTHCARE CORPORATION, a Delaware corporation, of The Cornerstone Building, 1148 Broadway Plaza, Tacoma, County of Pierce, State of Washington 98402, for consideration paid, grants to JP-COLONIAL HOUSE, L.P., a Delaware limited partnership, of 415 Madison Avenue, 15th Floor, New York, County of New York, State of New York 10017, with Warranty Covenants, the land, together with any buildings and improvements situated thereon, in Waterville, County of Kennebec, State of Maine, described as follows:

See Exhibit A attached hereto and by this reference incorporated herein.

WITNESS the hand and seal of Raymond B. Peirce, the Vice President/Real Estate Services and Development of First Healthcare Corporation, thereunto duly authorized this 31<sup>st</sup> day of the month of July, 1992.

Signed, Sealed and Delivered  
in the presence of:

Raymond B. Peirce  
John B. Peirce

FIRST HEALTHCARE CORPORATION

By Raymond B. Peirce  
Title: Vice President/Real Estate Services  
and Development  
Raymond B. Peirce

SEAL

State of Washington, County of Pierce, ss.:

July 10 1992.

Then personally appeared the above-named Raymond B. Peirce, Vice President/Real Estate Services and Development of First Healthcare Corporation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me, Lisa M. Hale

Notary Public

Printed Name: Lisa M. Hale

SEAL

EXHIBIT A

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PARCEL ONE:

A certain lot or parcel of land situated on the southerly side of Columbia Road, in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin in the ground in the southerly line of Columbia Road and 160 feet measured easterly from the east line of May Street; thence southerly at right angles to Columbia Road a distance of 250 feet, more or less; thence easterly and at right angles to last described line a distance of 77.6 feet, more or less, to the westerly line of the Roosevelt Motel property; thence northerly in the westerly line of said Motel property a distance of 25 feet, more or less, to an iron pin at the northwesterly corner of said Motel property; thence westerly along the southerly line of the Sunset Home property a distance of 12.7 feet to an iron pin at the southwest corner of said Sunset Home property; thence northerly at right angles to last described line a distance of 225 feet, more or less, along the easterly line of Sunset Home to an iron pin in the southerly line of Columbia Road and the northwesterly corner of the Sunset Home property; thence westerly along the southerly line of Columbia Road a distance of 65 feet, more or less, to the point begun at.

The above-described property is subject to all easements or rights of way conveyed to the City of Waterville, for the Hayden Brook sewer location.

PARCEL TWO:

Also another certain lot or parcel of land with the building thereon situated on College Avenue in the City of Waterville, County of Kennebec and State of Maine and being more particularly described as follows:

Beginning at a point on the westerly line of College Avenue that marks the most northeasterly corner of land now or formerly of F. B. Wing and the most northeasterly corner of land of B. D. McLellan; thence westerly along the northerly side line of said Wing land, a distance of One Hundred (100) feet to a point; thence at right angles to last described course and in a northeasterly direction, a distance of One Hundred (100) feet to a point; thence in a southeasterly direction, a distance of One Hundred and One (101) feet, more or less, to a point on the westerly side of College Avenue; thence in a southerly direction along said College Avenue a distance of One Hundred Ten (110) feet to the point of beginning.

PARCEL THREE:

Also, another certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at an iron rod in the ground at the southwest corner of land conveyed by Sarah J. Scribner to Fred B. Wing in the northerly line of Myrtle Street; westerly on said Myrtle Street sixty-three (63) feet, measuring on the northerly side of said Street, to an iron rod in the ground; thence northerly at right angles to said street one hundred twenty-four and four-tenths (124.4) feet from the northerly line of said street to an iron rod in the ground; thence easterly parallel with said Myrtle Street sixty-three (63) feet and in the same course twenty

and two-tenths (20.2) feet farther to an iron rod in the ground; thence southerly parallel with College Avenue to the northwest corner of said Wing's land and then in the west line of said Wing's land to the point of beginning. (Said easterly line being one hundred and twenty-six (126) feet.)

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PARCEL FOUR:

Also another certain lot or parcel of land, with the buildings thereof, situated on the westerly side of College Avenue, Waterville, Maine, bounded and described as follows:

Beginning at the southeast corner of land of the "Sunset Home" in the westerly line of College Avenue, thence southerly in the westerly line of College Avenue, a distance of 218.4 feet, more or less, to an iron pin in the northeast corner of one Wing lot; thence at right angles and westerly a distance of 131 feet to an iron pin in the easterly line of E. N. Keene lot; thence northeasterly along said Keene's easterly line a distance of 63 feet to an iron pin in Keene's northeasterly corner; thence N 59°-0' W in the rear line of lots a distance of 316.2 feet to an iron pin in the northwesterly corner of Kostas Gregory land; thence southwesterly in said Gregory's westerly line a distance of 124.4 feet to an iron pin in the northerly line of Myrtle Street; thence northwesterly in the northerly line of Myrtle Street a distance of 38 feet to an iron pin at the westerly end of Myrtle Street; thence southwesterly and at right angles with Myrtle Street a distance of 40 feet to an iron pin in the southerly line of Myrtle Street, in the northerly line of property of City of Waterville, (Myrtle Street School House Lot); thence northwesterly in the northerly line of the School House Lot a distance of 20 feet to two (2) iron rods at the northwesterly corner of said school house lot; thence southwesterly at right angles to last described line, a distance of 144.9 feet to a stone bound in the southwest corner of School House Lot; thence northwesterly and at right angles to School House Lot, a distance of 147.5 feet to an iron pin in the easterly line of Lewis J. Rosenthal property; thence N 31°-0' E along said Rosenthal's easterly line, a distance of 442.4 feet to an iron pin in the southerly line of Sunset Home Lot; thence S 59°-0' E along the southerly line of Sunset Home Lot, a distance of 675.7 feet to point begun at.

PARCEL FIVE:

Also another certain lot or parcel of land with the buildings thereon situated on College Avenue in the City of Waterville, County of Kennebec and State of Maine and being more particularly described as follows:

Beginning at a point on the westerly line of College Avenue that marks the most northeasterly corner of land now or formerly of F. B. Wing and the most southeasterly corner of land of B. D. McLellan; thence westerly along the northerly side line of said Wing Land, a distance of One Hundred (100') feet to a point; thence at right angles to last described course and in a northeasterly direction, a distance of One Hundred (100') feet to a point; thence in a southwestern direction, a distance of One Hundred and One (101') feet, more or less, to a point on the westerly side line of College Avenue; thence in a southerly direction along said College Avenue a distance of One Hundred and Ten (110') feet to the point of beginning.

PARCEL SIX:

Also another certain lot or parcel of land situated on the northerly line of Myrtle Street, extension in Waterville, Maine, bounded and described as follows:

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Beginning at an iron pin in the northerly line of Myrtle Street at an iron pin located 175 feet easterly of the easterly line of May Street; thence northerly at right angles to Myrtle Street a distance of 200 feet to an iron pin in the ground; thence westerly at right angles to last described line a distance of 15 feet to an iron pin in the ground; thence northerly and at right angles to last described line a distance of 50 feet and southwesterly corner of the Home Development land; thence easterly at right angles to last described land a distance of 77.6 feet, more or less, to the westerly line of the Roosevelt Motel property; thence southerly in the westerly line of said Motel property, a distance of 251.8 feet to an iron pin in the northerly line of Myrtle Street; thence westerly in the northerly line of Myrtle Street a distance of 55 feet, more or less, to the point begun at.

PARCEL SEVEN:

Also another lot or parcel of land situated in the southerly line of Myrtle Street, bounded and described as follows:

Beginning at an iron pin in the southerly line of Myrtle Street a distance of 175 feet easterly of the easterly line of May Street; thence southerly at right angles to Myrtle Street a distance of 100 feet to an iron pin in the ground; thence easterly at right angles to last described line a distance of 51 feet, more or less, to an iron pin in the westerly line of the Roosevelt Motel property; thence northerly in the westerly line of said Motel property, a distance of 100.5 feet, more or less, to an iron pin in the southerly line of Myrtle Street; thence westerly in the southerly line of Myrtle Street a distance of 54 feet, more or less, to the point begun at.

PARCEL EIGHT:

Also, another lot or parcel of land situated adjacent to and next southerly of the above described parcel and further bounded and described as follows:

Beginning at the southeast corner of the above described parcel in the westerly line of land of Robert E. Drapeau and Joseph W. Pelletier; thence southerly along the westerly line of land of Robert E. Drapeau and Joseph W. Pelletier a distance of fifteen (15) feet to an iron pin in the northerly line of other property of Lewis J. Rosenthal, which is the next parcel of land included in this conveyance; thence westerly along the northerly line of said property of the said Lewis J. Rosenthal a distance of nineteen (19) feet to an iron pin, which marks the northwesterly corner of land of Lewis J. Rosenthal hereinafter described; thence northerly a distance of fifteen (15) feet to the southerly line of the parcel next above described; thence easterly nineteen (19) feet to the point of beginning.

PARCEL NINE:

Also another lot or parcel of land situated on the northerly line of Abbott Street, bounded and described as follows:

Beginning at an iron pin in the northern line of Abbott Street 207 feet easterly from the easterly line of May Street; thence northerly at right angles to the north line of Abbott Street, a distance of 85 feet, more or less, to an iron pin in the ground; thence easterly at right angles to last described line a distance of 19 feet to the southeasterly corner of the Roosevelt Motel property; thence continuing in the southerly line of said Motel property a distance of 41 feet to an iron pin in the ground; thence southerly at right angles to last described line a distance of 85 feet, more or less, to the northerly line of Abbott Street;

thence westerly in the northerly line of Abbott Street a distance of 60 feet, more or less, to the point begun at.

The above described property is subject to all easements or rights of way conveyed to the City of Waterville, for the Hayden Brook sewer location.

Also included in this conveyance is the right, in common with others, to pass and repass on the easterly extension of Myrtle Street, above mentioned, with all the rights and appurtenances therein connected.

PARCEL TEN:

Also another lot or parcel of land situated in the northerly line of Abbott Street, bounded and described as follows:

Beginning at an iron pin in the northerly line of Abbott Street a distance of 157 feet from the easterly line of May Street; thence northerly and at right angles to the northerly line of Abbott Street a distance of 100 feet to an iron pin in the ground; thence easterly and at right angles to the last described line a distance of 51 feet to an iron pin in the ground; thence southerly and at right angles to last described line a distance of 100 feet to an iron pin in the northerly line of Abbott Street; thence westerly in the northerly line of Abbott Street a distance of 51 feet and point begun at.

Excepting from the foregoing a certain easement acquired by the City of Waterville for the Hayden Brook Sewer Project and recorded in said Registry of Deeds in Book 1867, Page 274.

RECEIVED KENNEBEC SS.

92 JUL 31 PM 3:01

ATTEST: *Harold Reed Jones*  
REGISTER OF DEEDS